

VF-41

ECCC

Burton Library, Box Q
East Central Community College
Decatur, MS 39325
October 16, 2006

Dr. Phil Sutphin, President
275 Broad Street
East Central Community College
Decatur, MS 39325

Dear Dr. Sutphin:

While we were in the old Recreation Room in Founder's Gym examining the homecoming sign for our club (Native American Club), we wandered into the main part of the building. We were in awe with the gorgeous hardwood floor, open space and possibilities for future use of this historical and unique architectural facility. The next day while listening to the alumni discuss the Athletic Hall of Fame, a possible use for Founder's Gym danced around in our heads.

The following enclosure outlines our proposal for converting Founder's Gym into an Athletic Hall of Fame and Museum. We are aware that there may be other requests to use this facility; however, we present our proposal and ask that it be considered along with other uses, etc. for Founder's Gym.

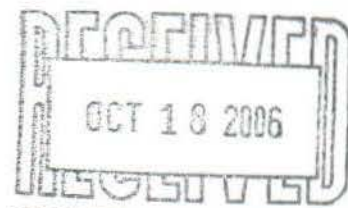
Respectfully submitted,

Burton Library Staff *gjj*
Ms Gloria Johnson, Head Librarian

Mrs. Gail Wood, Assistant Librarian *GW*

cc: Stacey Hollingsworth, Executive Director of the Alumni Association and Foundation

Enclosure



EAST CENTRAL COMMUNITY COLLEGE ATHLETIC HALL OF FAME AND MUSEUM

Proposal: To use Founder's Gym as an Athletic Hall of Fame and Museum to hang photographs and display other memorabilia materials connected to official sports activities sponsored by the College

Funding: Donations by alumni and others (grants?) to renovate Founder's Gym to provide display and storage areas, work space, furniture and a heating and air conditioning system to preserve and maintain materials

Mission Statement:

The mission of the College's Athletic Hall of Fame and museum is to provide space for the preservation and displaying of materials identified as sports' memorabilia for the College including photos of individuals inducted into the EC Athletic Hall of Fame, etc.

Collection Policy Statement

Purpose

The purpose of the College's Athletic Hall of Fame and Museum is to identify, collect, preserve and catalog sports' memorabilia of East Central and to make these items readily available and accessible to alumni and other constituents of the College.

Objectives

- Provide a facility to house the Athletic Hall of Fame Memorabilia materials
- Catalog and preserve the Athletic Hall of Fame memorabilia materials
- Ensure the accessibility and availability of all memorabilia materials
- Ensure the security of all memorabilia materials
- Preserve the Founder's Gym structure as a historic building
- Make available space to house existing memorabilia materials in one location
- Provide growth space for additional memorabilia materials
- Make available a facility to view athletic memorabilia audiovisual materials which would include seating

Types of Materials

- Athletic Hall of Fame photos
- Athletic memorabilia relating to the College such as trophies, uniforms, jackets, t-shirts, photos, films and other media, etc.

Statement of Responsibility

The responsibility for the collection, preservation, organization and cataloging of memorabilia materials for the Athletic Hall of Fame and Museum shall be under the auspices of the professional library staff with the assistance of the staff of the Director of Alumni Affairs, Athletic Director and a committee of alumni interested in preserving the athletic memorabilia of the College and Founder's Gym.

The individuals that make-up the committee and supervisory staff shall formulate the Acquisition Policy, Gift Policy and other policies for the EC Athletic Hall of Fame and Museum.

Addendum:

Convert Sullivan Center (Old Grill) into a meeting hall and work area for Phi Theta Kappa as well as provide an appropriate area for PTK membership to properly display their awards, trophies, etc.

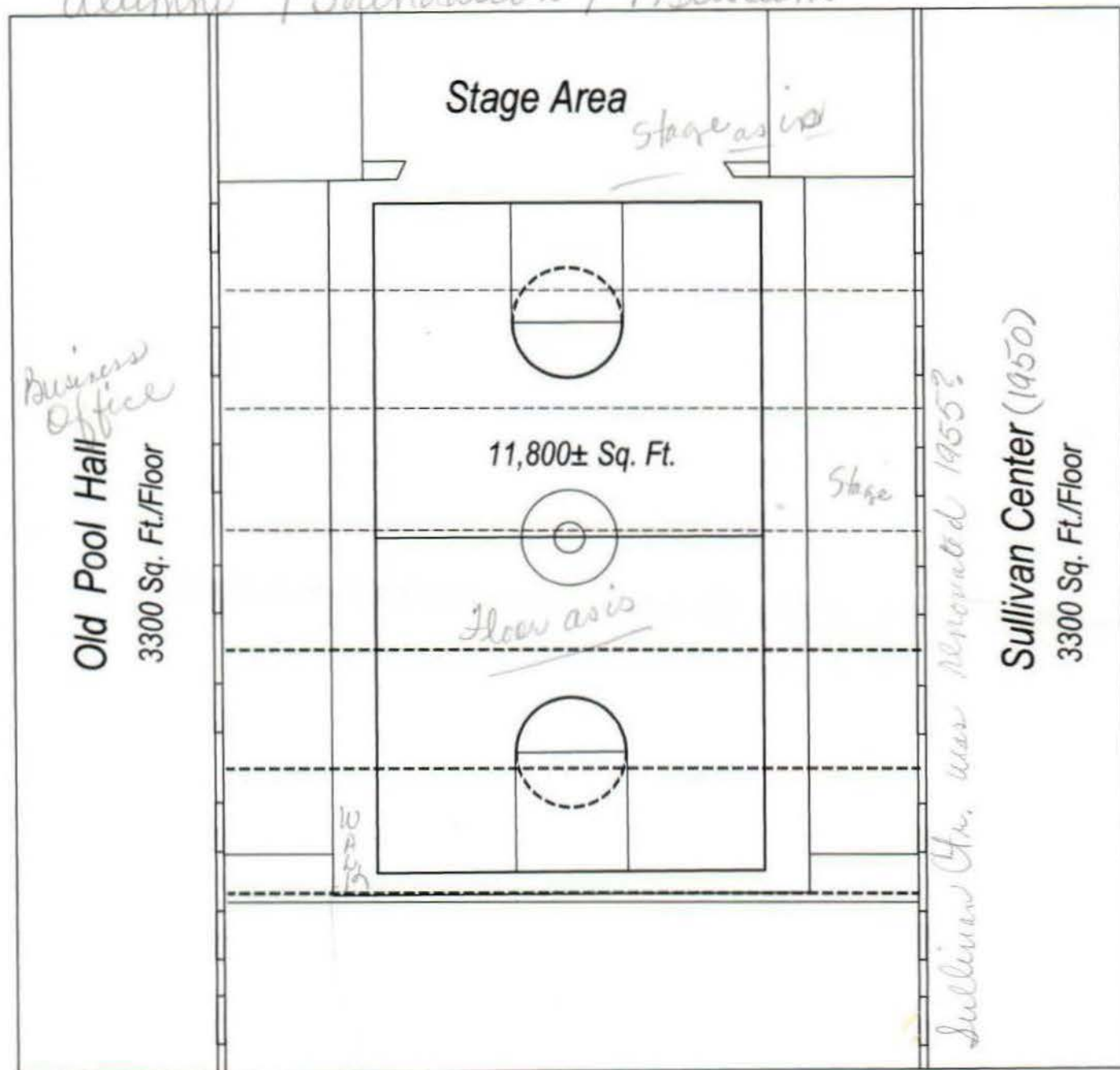
10/25/07

> will not be destroyed except by an act of God
> Outside as is ~

VF-41

ECCC

Alumni / Foundation / Museum



FOUNDER'S GYMNASIUM

East Central Community College

VF-41

ECCC

ECCC Founder's Gymnasium

Decatur, Mississippi

Existing Building Report and Recommendations

June 14, 2011

BSA #1007



BELINDA STEWART ARCHITECTS, P.A.

61 NORTH DUNN ST., P.O. BOX 867
EUFORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452 FAX
bsa@belindastewartarchitects.com
www.belindastewartarchitects.com



Introduction and Purpose of Report

Belinda Stewart Architects, P.A. was hired in August of 2010 to perform Preliminary Architectural Services for the Founders' Gymnasium located on the East Central Community College Campus in Decatur, Mississippi. The scope of professional services included:

- **Existing Facilities Study/Building Assessment** – Review of Existing Building's overall condition including Preliminary Structural Assessment and Evaluation, Building Envelope and areas to be addressed. Based on findings, Prioritized Recommendations for the Rehabilitation of the Building and Preliminary Budgetary Cost Estimates were prepared, a Preliminary Code and ADA Review, Development of Preliminary Program and Spatial Layout and Coordination with Mississippi Department of Archives and History (MDAH)
- **Preliminary Design** – Development of Preliminary Floor Plans and Graphic Presentation Images.

An on-site survey of the building (Interior and Exterior) was performed, findings were documented and recommendations have been made to correct/address discovered items. A Visual Structural Evaluation and Survey was also performed by Jenkins Engineering, Inc. to review the overall condition of the Building's Structural Components.

Belinda Stewart Architect's met with and gathered information from Potential Users/Departments for the building to note both their current spatial use requirements and their anticipated future/growth requirements. All information was compiled and a Spatial Program and Diagrams were developed.

Based on program information spatial layout diagrams, PRELIMINARY FLOOR PLANS and "Building Character" Renderings were developed for presentation, marketing and funding purposes.

Based on findings and information gathered, prioritized recommendations for phasing were made along with budgetary estimates for each phase.

Existing Structure

We understand the construction of the original Founders' Gymnasium Building was completed in 1930. The exterior walls are solid load bearing brick masonry with a steel truss/joist and Tectum roof assembly. The bleachers and wood floor structure in gymnasium are constructed using wood framing. Interior walls are painted brick.

There were additions constructed on both the east and west sides of the Gymnasium housing offices and training facilities in 1948. In 1951, the south end of the Gymnasium was modified to introduce more bleacher space in the Gymnasium for viewing Basketball Games. The Stage Platform was removed in 1972 to gain more playing space and the front entry area under the south bleachers was converted into the bookstore in 1982.

Summary of Existing Conditions

The overall general condition of the main Founders' Gymnasium building is in fairly good structural condition with the exceptions of items noted in Structural Report which will need to be addressed. The recommendation to demolish the west addition was made due to inferior original construction materials and methods used. Reconstruction of the west addition, in character and complementary with the original Gymnasium is recommended and also required to meet desired program needs for the facility.

The Building Envelope presents several areas where water migration to the interior has either already occurred or has the potential to occur in the future. Left unaddressed will only cause further damage to interior finishes and structural components. The roof on the Main Gymnasium is ballasted and appears to be generally in good condition. There are a few water stains on the tectum, however they appear to be older prior to the application of the current roof. Grading and drainage, including downspouts on the east side of the building will need to be addressed as there appears to be downspout blockage and saturated thru-wall conditions occurring. The steel windows on both the Gymnasium and the west addition need to be fully restored.

Additional Items to Note:

1. The Founders' Gymnasium has been designated by the State of Mississippi through the Department of Archives and History as a *Mississippi Landmark* and therefore all work must follow guidelines set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Although we have informed and been in close contact with the Mississippi Department of Archives and History (MDAH), we recommend continued updates be provided to them and be contacted to review overall scope of work and repairs described.
2. Recommendations, information and work defined in this report shall be considered PRELIMINARY and NOT FOR CONSTRUCTION and will require further development and design should by Mississippi Licensed Architect, Structural Engineer, Mechanical and Electrical Engineers.
3. Unknown and discovered conditions are likely to be encountered during the repairs and work.
4. It is recommended that an Asbestos-Containing Materials and Lead-Based Paint Survey and Assessment be performed by a Licensed and Certified Firm.



History of Founders' Gymnasium

The Founders' Gymnasium was constructed in 1930 and is the oldest building on the East Central Community College Campus. The Gymnasium served as a home to several sporting events, cultural and social events over the years until closed (generally) in the 1990's. Several top athletes and coaches made their debut in this building and to this day have made a significant impact in the lives of both young and old athletes and students who have attended ECCC. Basketball remains the most memorable as the Gym hosted several hundred games including local, regional and state championship games.

From annuals, interviews with alumni, questionnaires, etc. it should be noted that the Gymnasium has served several functions and held a great variety of events over the last 80 years. Some of the events and gatherings which took place in the gymnasium include: sports, proms and dances, an armory, plays, graduations, May Day Celebrations, Gym Classes, ROTC Training, Political Rallies and Funerals

In the late 1940's 2-story building additions were added to the building on the east and west sides. In the 1950's, a second story addition/extension was constructed at the south end of the gym to accommodate more seating for the fast growing crowds and interest in the Basketball games which occurred there.

Founders' Gymnasium has been designated as a *Mississippi Landmark* by the State of Mississippi.

The Founders' Gymnasium is an icon on the East Central Community College Campus. With its significant history and place in the life of the school and a growing interest with the alumni, the Gymnasium legends and memories need to be carried on for years to come.



Memories of Founders' Gymnasium

"If Walls could talk – the old gym was filled with cheers, laughter, music and memories. The old gym had personality and warmth and for many years embraced every student on campus"

Lucille Wood

- Graduations
- Basketball
- Basketball Player and Coach Denver Bracken
- Intramural Activities
- Darkroom off of Stage
- Trampolines
- National Guard Met in Gymnasium
- Blood Drives
- May Days
- Senior Day Activities (County Night, Talent Acts, Meeting other Freshman)
- Dances
 - End of Year Dance
 - Most Important Spring Formal
 - Always had a live orchestra
 - Most famous band was the Red Tops from Vicksburg and always closed the dance by playing and singing "Danny Boy"
 - Decorations in Gym
 - "The old gym became a garden with flowers, crepe paper, Chinese Lanterns and many other things. The boys would walk the high beams to hang the decorations and special lighting was used." Lucille Wood
- EC Clubs sold soft drinks in glass bottles, peanuts and popcorn during the State B-BB games
- Floors of Gymnasium were lined with raincoats to wear for physical education classes as girls were not permitted to wear shorts on campus
- Activity Center – Basketball, Volleyball, Badminton, Shuffle Board, Ping Pong, Rope Jumping, Tumbling, Line Dancing, Folk Dancing, Children's Games, Archery, Tinickling (Jumping in the Bamboo Canes)
- Tradition and Pride for the many great athletes that have passed through the gym.
- ROTC Repelling off side of building
- "Can you shoot Pool?"
- A pleasant living den
- Good Food
- Cozy Atmosphere



Building Use Summary

In order to determine spatial, staff and operation needs and requirements for each of the Departments considered for relocation to the Founders' Gymnasium Building, interviews and tours were conducted. Current staff, equipment, space (office, work, storage, etc.) and functions of each department were reviewed and an ideal programmed space was determined for incorporation into the facility. A spatial relationship analysis was also performed to ensure the proper departments are working together and efficiently. With the growth of the Campus, departments were asked to provide reasonable "projected" work space which will allow for growth in the years to come. The programming exercise allowed the preliminary spatial floor plan layouts to show what will fit and work within the building. Another emphasis to ensure the most efficient use of the building was the idea of shared and common spaces (i.e. Conference Rooms and Storage Rooms). The following departments were reviewed and programmed for the Founders' Gym and adjacent buildings: Technology Management, Institutional Effectiveness, VP for Instruction, Business Office, E-Learning, Presidents Office, Alumni Office and the Public Relations/Information Department. The following, in summary, was noted for each department:

Technology Management: Currently this department is located in the Administration Building and an off-site Storage Location for unused equipment. This department is responsible for maintaining the campus computer system as well as staff and student support. With the technology growing on campus, this results in the need for additional staff and space as well as more convenient and "User Friendly" support to both the Students and Staff on Campus.

- **Current Staff, Space and Equipment:** (3) open office spaces and (1) out of building user support technician. Off Campus equipment Storage. Shared Storage Room with Campus Supplies.
 - Existing space – Approximately 1160 s.f. (not including off-site storage)
- **Program For:** (4) Private Offices, (3) Open Office Tech Support Spaces, Work Area (Shared), Temperature Controlled Storage Room, "Quiet"/Work Room, Vault Space, Training Center/Faculty Development (Shared) and a walk-up help desk.
 - A total of approx. 1,390 s.f. was programmed specifically for the department with work area, vault and training facility being shared.
- Special equipment needs for campus computer operations will also need to be accommodated.

Institutional Effectiveness: Currently this department is located in the Administration Building. This department is responsible for strategic planning and accreditations. Staff works closely with VP for Instruction and does not require access to students. Works with President and Admissions, but direct adjacency is not required.

- **Current Staff, Space and Equipment:** Currently there is only (1) staff person in this department. Work space consists of an office and a small closet.
 - Existing space – Approximately 255 s.f.
- **Program For:** They do not foresee the need for additional staff in this department. It was noted an office of the same size with the closet will be sufficient. A small work/conference area is needed. Break area/room to be shared with other departments.
 - A total of approx. 315 s.f. was programmed specifically for the department with break area being shared.

VP for Instruction: Currently this department is located in the Administration Building. This department is responsible for strategic planning and accreditations. Staff works closely with VP for Instruction and does not require access to students. Works with President and Admissions, but direct adjacency is not required.

- **Current Staff, Space and Equipment:** Currently there is only (1) staff person in this department. Work space consists of VP for Instruction Office, Assistants Office and (2) storage closets.
 - Existing space – Approximately 993 s.f.
- **Program For:** It was noted a smaller VP for Instruction Office will work. Space for file storage cabinets is required. Assistant needs own office.
 - A total of approx. 500 s.f. was programmed specifically for the department.

Business Office: Currently this department is located in the Administration Building. This department runs and oversees all business (staff and student) transactions on campus. Due to high and critical use of computer equipment, location should be near IT Department. Access to this department must be safe, accessible, convenient and efficient to support to both the Students and Staff on Campus. Adequate long term (3 Years) is required for records.

- **Current Staff, Space and Equipment:** (6) open office spaces, (1) private office, vault, storage area, Campus Supply cabinet and Waiting area for 4-5 people.
 - Existing space – Approximately 1,429 s.f.
- **Program For:** (1) Private Office with Conference Table, (3) Private Offices, (6) Open Office Spaces, Work Area (Shared), Campus Supply Closet, Fireproof Vault/Room, Storage, Document Signing Counter, Waiting Area for 10 People.
 - A total of approx. 2,475 s.f. was programmed specifically for the department with work area being shared.
- **Special equipment needs for this department** includes a safe, check printers, folder/sealer, and (25) file cabinets, shredder, type writers.

E-Learning: This department administers and monitors computerized testing and on-line learning of students. Accessibility is important. A separate entrance for the department would be ideal for operations and control during off hours. Easy access to restrooms important. Visual clarity for Proctor critical. Lots of Interaction with Admissions. Due to the growth of technology and use of computerized distant learning, this department emphasized the need for growth of space and staff.

- **Current Staff, Space and Equipment:** Testing Lab with (15) Stations, Dean's Office, Secretary Office/Waiting Room for 3, Storage Room.
 - Existing space – Approximately 849 s.f.
- **Program For:** (2) Testing Labs with divider wall for flexibility, (2) Monitoring Stations, (2) Additional Testing Labs with (3) Stations, Dean's Office, Assistants Office, Open Office for Secretary/Waiting Room for 10, Storage Closet, Training Center with (10) Computers Shared).
 - A total of approx. 2,460 s.f. was programmed specifically for the department with Training Center area being shared.
- (50) Computer Testing Stations is the desired.

President's Office: Currently this department is located in the Administration Building. This office is not required to be directly accessible to students.

- **Current Staff, Space and Equipment:** The President of the school is located in this space along with his Assistant. President's Office with conference table and storage and Assistants Office (shared with VP for Instruction's Secretary).
 - Existing space – Approximately 1,220 s.f.
- **Program For:** President's Office with Conference table for (8). Assistant and storage space. 1
 - A total of approx. 830 s.f. was programmed specifically for the department.

Alumni Office: Currently this department is located in the Administration Building. Staff works with Public Relations/Information Department. However, direct adjacency is not required.

- **Current Staff, Space and Equipment:** Currently there is only (1) staff person in this department. Work space consists of an office and out of building storage.
 - Existing space – Approximately 352 s.f.
- **Program For:** It was noted an office of the similar size with a storage closet will be sufficient.
 - A total of approx. 300 s.f. was programmed specifically for the department.

Public Relations/Information: By the programming information, needs and specific requirements (Size, access, equipment, etc.) for this department, it was determined the Founders' Gymnasium Building/Facility will not allow for this use without further study and possible compromise of other administrative departments. Refer to Programming Information Sheet for current and program needs for this department.

Shared/Common Space Requirements: As part of the facility for the intended uses, several common spaces (operational, social, support, etc.) were programmed into the building. They include: Board Room (30 Seats / Holds 50), Conference Room, Work Room, Restrooms, Custodial Rooms, Auditorium/Gymnasium Space, Storage Rooms, Catering (Warming) Kitchen, Entry/Lobby Areas and Mechanical Rooms.

Additional Programming Information and Items to Note:

- Continue to Review needs and Plan out for more than 5 Years
- It appeared that with the growing popularity of Community Colleges, several departments are understaffed. This must be taken into consideration.
- Continue to look for possibilities for common or shared space to maximize building use and efficiency.
- Try to maintain flexible spaces within departments and the building as a whole.

** Refer to attached Detailed Program Information Sheets for Additional Information.

Mississippi Department of Archives and History (MDAH): As the Founders' Gymnasium Building has been designated by the State of Mississippi through the Department of Archives and History as a **Mississippi Landmark**, any modifications to the building must be approved by MDAH. Preliminary drawings and renderings were forward to MDAH for review and preliminary discussion and approval for the proposed work (In this Report) to the Founders' Gymnasium. Following discussions with MDAH and preliminary review by their Review Committee, the project was found acceptable and in accordance with the Secretary of the Interior's Standards for Rehabilitation (with listed conditions). See attached letter from MDAH dated April 4, 2011.



Building Condition & Recommendations

The Founders' Gymnasium is generally in overall good condition with the exception of some areas which need to be addressed immediately to prolong the life of the building. Areas noted in needing repair are primarily dealing with the building envelope which includes masonry/plaster walls, steel windows, roof and flashings, grading and drainage, doors, and miscellaneous steel items which are integral with the brick masonry. The Gymnasium roof assembly is comprised of large steel trusses with steel joists and a Tectum (Wood Cement Fiber) Deck and a ballasted tar system. There are several skylites on top of the Gymnasium Roof, some of which have been removed and covered with plywood. Only a few water stains and broken roof deck boards (Tectum) were observed, however, they appeared to have occurred in the past and do not appear to be actively leaking at the time of observation. The east addition roof is a conventional metal joist/metal deck structural system with a tar and ballasted assembly. The west addition has several pieces of mechanical equipment on top which appear to all be sitting on rubber pads and wood sleeper curbs. The west addition roof also has a ballasted tar roof assembly which is supported by an unconventional steel channel/post and concrete slab type system. The removal and replacement of the roof on both the Main Gymnasium and the Sullivan Center (East Addition) is recommended as part of the overall restoration of the building. The concrete coping stones in several locations are cracked or broken and the joints have been patched with a roofing tar material at several locations around the building. All caps should be removed, restored and reset with a new thru-wall copper flashing underneath and new joint sealant at joints to prevent water migration into the wall assembly. The Spanish clay tile walkway roofs on the south end of the building need to be fully restored including removal of all clay tiles and flashings, review and repairs to existing wood deck and structural components, installation of new roofing felt and flashings and the reinstallation of clay tiles with infill for missing or damaged tiles. Downspouts and drainage will also need to be addressed to ensure clear scuppers, lines and drainage are maintained. Several masonry conditions, including cracks, missing bricks and/or mortar, staining and moisture saturation were observed around the building that will need to be addressed. The existing windows are typically steel frames and sashes and are in need of complete restoration at all locations. Associated interior plaster repair will also be required at several window surrounds due to water intrusion of various degrees.

Wood rot/termite damage was noted in the Main Gymnasium floor and bleachers at various locations. Although none of the areas appeared active, the damage components will need to be replaced.

Outward bowing at the north wall of the Gymnasium was observed as was some movement noticed where the front stage wall meets the outside walls. These conditions will need further review and stabilization will be required which could possibly be accomplished by the reinstallation of the stage/board room in this area.

The lower storage area and crawlspace were observed and found generally dry with floor framing structure in good sound condition other than those location noted above with wood rot/termite damage. Venting was only observed on one side of the building. We do recommend cleaning all miscellaneous debris and wood throughout, ground leveled and infilled as required, installation of 10mil. vapor barrier throughout and additional vents be installed to ensure adequate cross ventilation.

The east addition appeared to be structurally sound with conventional construction of CMU Walls, metal joists and metal decking. None of the interior walls appeared to be load bearing allowing for ease of reconfiguration of spaces. Excessive file storage was observed at the north end of the second floor, thus adding a large structural load to the second floor framing system. It is recommended for locations where file storage loads are anticipated, the existing structure be reviewed and upgraded to accommodate the additional loads.

The west addition presented several areas of concern. Large masonry cracks at primary structural bearing points and walls with extreme outward bowing, particularly near the northwest corner were observed. The size, spacing and connections of the structural components appear inadequate for the spans run. Further evaluation of the building will be required to determine whether or not a supplemental structural system or framing could be integrated into the building, working within the existing parameters of the building and spaces. The Structural Assessment Report included this Report recommends the removal of this building and the construction of a new addition for this side. This report assumes the removal of the building with the Preliminary Cost Estimate reflecting removal and rebuilding. Further review of this addition is recommended. If a new building replacement is constructed, it would be done in a manner that would be complimentary to the Gymnasium.

The Founders' Gymnasium has a building to the east and a new science building being constructed to the west. The north end sits adjacent to a parking lot and faces towards campus. The south end faces West Broad Street and is "partially" blocked visually by Cross Hall. Incorporation into the overall campus master plan, relationships to adjacent buildings, General Public and ADA access around and into building and a strong visual presence both on campus and to town of Decatur are all critical things to take into consideration of the restoration of the Founders' Gymnasium restoration.



Recommended Priorities and Proposed Phasing for Project

Looking at the overall findings and anticipated scope of work, we offer the following recommendations in order of priority:

Phase 1 - Removal of Bookstore "Infill" at South End: There are several benefits to start the Overall Founders' Gymnasium project with the removal of the Bookstore "Infill" at the south end. Benefits include:

- Independent activity from the rest of the building.
- Easy to do with a relatively low cost
- Will get people interested and excited in the Renovation of the Gymnasium

Phase 2 – Pre-Planning for all work and phases, Structural Repairs, Building Envelope Repairs and Roof Replacement: Prior to proceeding with interior work and modifications, we recommend the structural and building envelope repairs be performed to ensure a stable and weather tight building. Phase 2 Work would include:

- Structural Repairs on Main Gymnasium and East Addition (Sullivan Center)
- Roof Replacement on Main Gymnasium Building and the Sullivan Center
- Envelope Restoration on Main Gymnasium Building and Sullivan Center Addition to Include Masonry, Doors, Steel Windows, Drainage and Limited associated interior plaster repair?

Pre-Planning for Entire Project: Architectural and Engineering Services thru Construction Documents.

- Pre-Planning for entire project (All three buildings) will ensure all components and areas of building are properly organized and work together.
- Incorporation into overall Campus Master Plan (Site work, Design Considerations, Etc.)
- Planning and Design for type and Size of Mechanical, Electrical and Plumbing Systems.
- Design for Fire Sprinkler System for all areas of building.

Roof Repairs: Several damaged and vulnerable conditions were found on the roof of both the Main Gymnasium Building and the Sullivan Center Addition. Complete a thorough review of all areas and conditions, including substrates, to determine the full extent and "depth" of repairs required.

Gymnasium

- Remove all roofing materials (Roofing, Cover board, Insulation, Flashings, Etc.)
- Repair damaged and water stained Tectum roof deck panels.
- Install new insulation, cover board, roofing and associated flashings.
- Remove existing cast stone parapet caps and install new copper thru-wall flashings and rope wicks. See Detail. Repair/replace all broken stone caps as required.
- Remove existing thru-wall scuppers, enlarge openings, install new one-piece, sealed thru-wall scupper. Provide and install additional overflow scupper at each location to ensure excessive roof ponding does not occur in the event a collector head or downspout gets stopped up.

Sullivan Center

- Remove existing mechanical units, equipment and curbs.
- Remove all roofing materials (Roofing, Cover board, Insulation, Flashings, Etc.)
- Sullivan Center (East) Addition: Verify proper drainage into Scupper/Collector Heads is occurring and that all downspouts allow clear drainage and have positive connections to Cast Iron hubs. Verify clear and free drainage of catch basins and underground pipes along the east side.
- Spanish Tile Walkway Roof: Remove all Spanish Clay Tiles, Roofing Materials and Flashings. Inspect walkway structure and wood decking. Repair or replace boards and trim as required. Reinstall new flashings, roof sheeting and clay tiles. Review connection of walkway roof to building and properly and appropriately reconfigure to direct water away from building(s). Repair or replace gutters and downspouts as required.

Building Envelope Restoration: There is evidence of moisture infiltration into the building envelope occurring primarily at the masonry walls and steel windows. In order to ensure further damage does not occur and several more years of life for the building, the moisture issues must be taken care of.

- **Masonry Restoration**

- Tuckpoint mortar joints and perform "Stitching" repairs at cracks using appropriate mortar types. Proper reinforcing and methods must be used.
- Repair/Fill Cracks, Holes and Voids in Walls – Remove all extraneous and unused anchors, utility lines, flashings, etc. Infill remaining openings using matching brick and mortar as required to match adjacent surfaces.
- Treatment of Horizontal Masonry Surfaces - Any horizontal surfaces or ledges on the building should be cleaned, stabilized and have a sloping mortar bed built on top to allow for the shedding of water. All horizontal surfaces should then be treated with water repellent.
- Apply Brick Treatment if determined to be required by testing. Proper treatment products and methods are critical and must carefully considered.
- Damaged and Missing Bricks – Replace or Install to match adjacent bricks.

- **Steel Window Restoration**

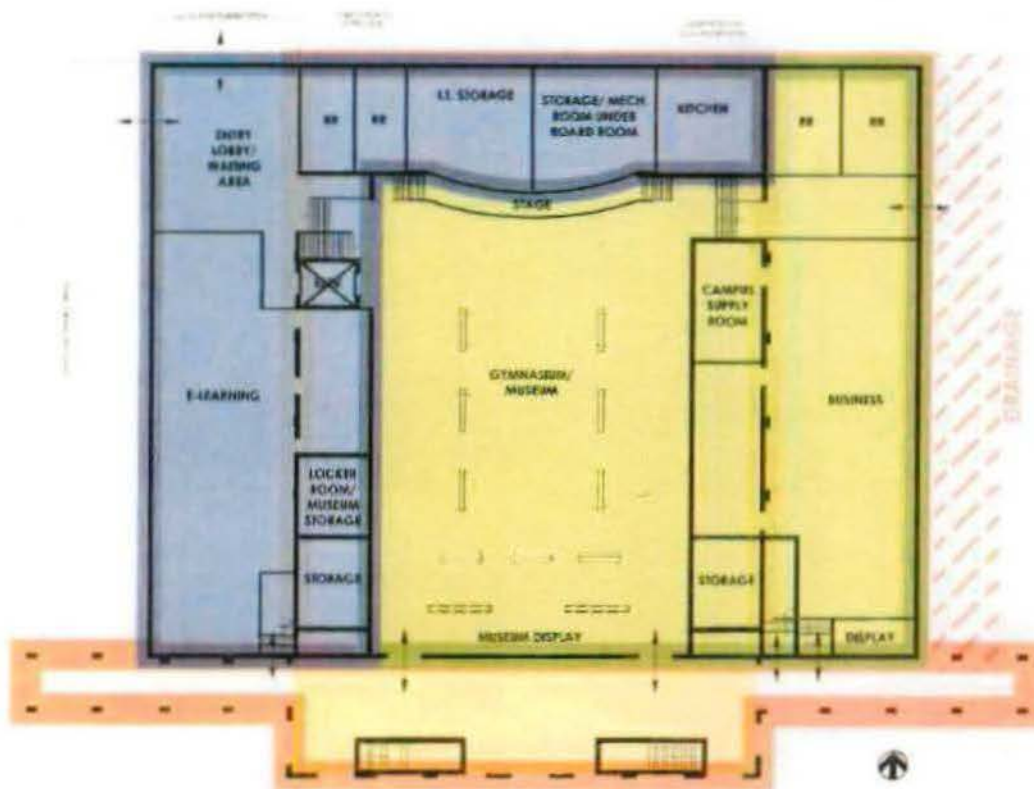
- Repair or replace damaged or excessively rusted components using new steel components welded into frame or sashes. All new or parts or pieces must match size and profile of original window.
- Repair or replace damaged or missing hardware and components.
- Install gasketing and/or weatherstripping.
- Seal perimeter of windows using appropriate sealant types. Testing should be performed to ensure proper adhesion to surfaces.
- Replace damaged or missing glazing. All glazing should be properly set and sealed.
- Apply proper coatings and finishes to ensure long lasting performance and aesthetics.

Phase 3 - Main Gymnasium Restoration and Partial Renovation of Sullivan Center: This phase to have the goal of partial occupancy and partial use of the building for School Business Operations and Gatherings including exhibits in the Gymnasium Space.

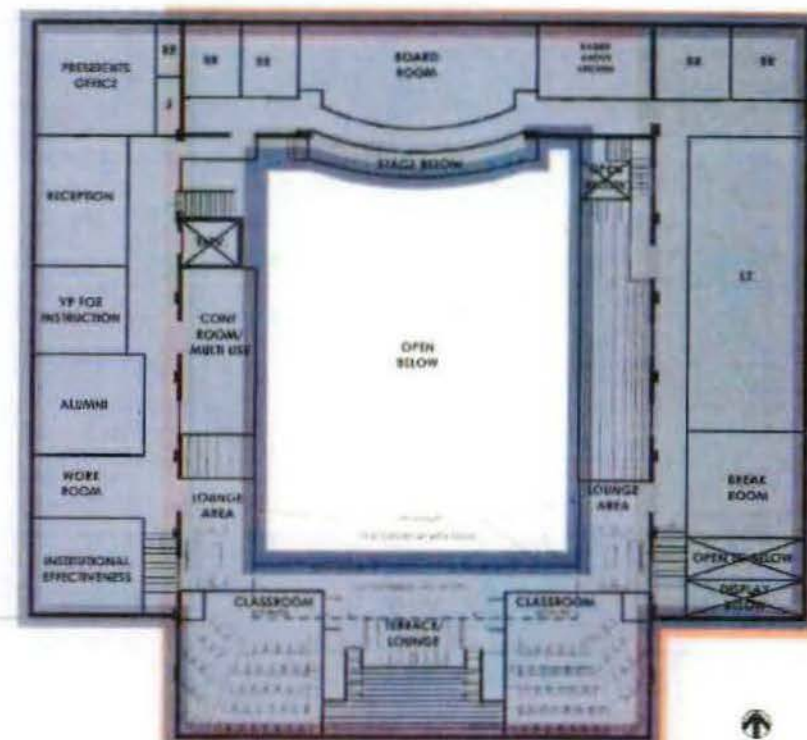
- Sullivan Center First Floor Renovation (Business Office with Restrooms) – As the need was expressed by the users, additional space accessible to both staff and students is needed on campus.
- Partial Demolition of walls at Sullivan Center 2nd Floor.
- Main Gymnasium Restoration (Floors, Walls, Etc.)
- Mechanical, Electrical, Plumbing, Fire Sprinkler Main Lines and Rough-In for Gymnasium Building and Sullivan Center (Size for Addition?)
- Additional Restrooms
- Crawlspace Work as defined in Findings and Recommendations Section of this Report.

Phase 4 - Construction/Restoration of West Addition and completion of the Main Gymnasium and Sullivan Center:

- Restore or Demo/Rebuild West Addition as determined by further review during pre-planning stages of project
- Development of Entry and Perimeter Sitework
- Construction of Elevator
- Restoration of West Wall of Gymnasium
- Completion of 2nd Floor Sullivan Center (IT Department)
- Completion of Gymnasium Restoration (Stage area, Restrooms, Conference and Board Rooms, walkway Etc.)
- Bleacher Restoration



First Floor Plan



Second Floor Plan

Phase 1 - South End Demolition

Scope of Work:

- Removal of South Breakroom "WIF"

Benefits:

- Independent work from rest of building
- Easy to do with relatively low cost
- Will get people excited to see start of project
- Could be self-performed in-house by ECC

Preliminary Cost Estimate:
\$98,514.00

Phase 2 - Structural Repairs, Building Envelope Restoration, and Pre-Planning

Scope of Work:

- Structural repairs on Main Gym and Sullivan Center
- Building envelope restoration: - Roof, Windows, Masonry, Etc.
- Pre-Planning for entire building

Benefits:

- Stabilize and stop moisture intrusion

Preliminary Cost Estimate:
\$1,799,542.00

Phase 3 - Begin Main Gymnasium Interior Restoration and Partial Renovation of Sullivan Center

Scope of Work:

- Interior Gym Restoration (wood floors, interior masonry, low walls, etc...)
- 1st Floor Sullivan Center (Business office with restrooms)
- 2nd Floor Sullivan Center partial demolition
- Mechanical, electrical, plumbing, fire sprinkler upgrades
- Cranespace work

Benefits:

- Allows for partial occupancy of building

Preliminary Cost Estimate:
\$1,787,543.00

Phase 4 - Construction/Restoration of West Addition, Complete Renovation of Main Gym & Sullivan Center

Scope of Work:

- Restore/Rebuild west addition
- Install new elevator
- Complete all areas of gym
- Complete 2nd floor Sullivan Center
- Breakroom restoration
- Associated showers

Benefits:

- Completes all areas of buildings to allow full occupancy
- Make entire facility ADA Accessible

Preliminary Cost Estimate:
\$2,847,773.00

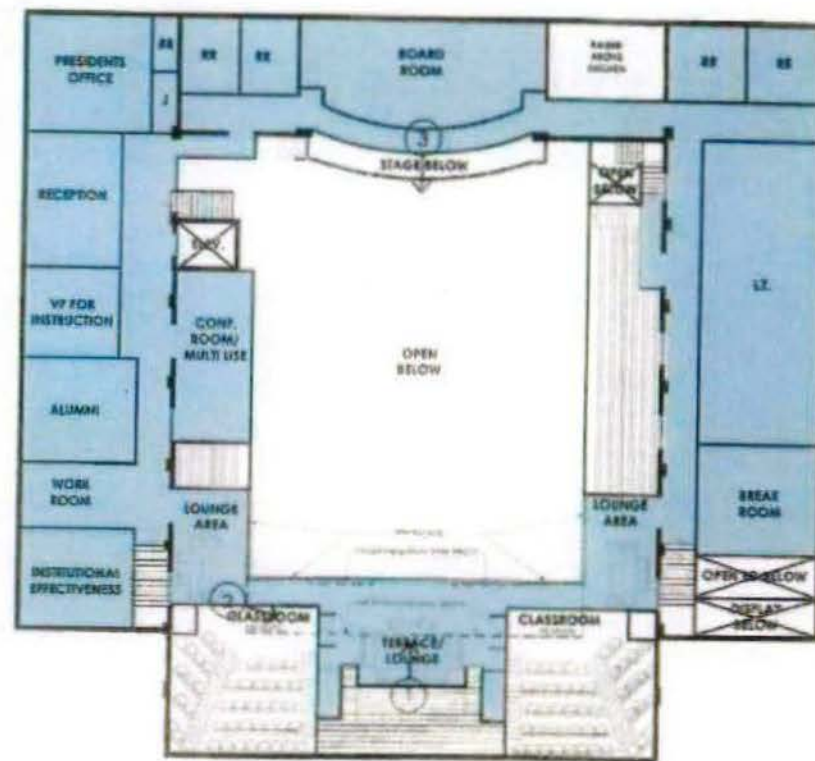


11 North State Street, Portland, ME
Sullivan Center 04108
Tel: 603.686.4444 • Fax: 603.686.4444
www.sullivancenter.org



FIRST FLOOR PLAN

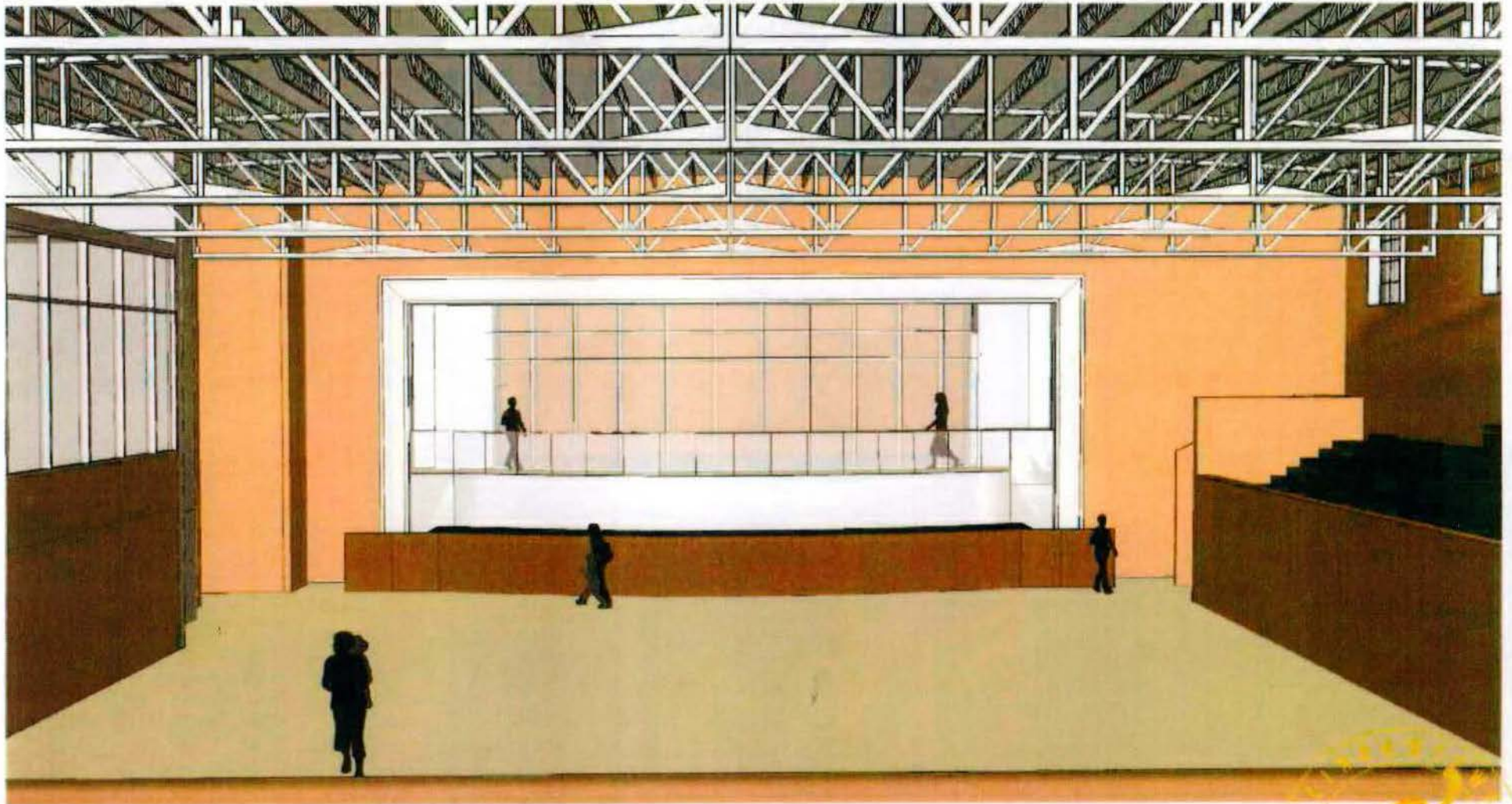
Floor Plan Legend	
	0'-0" 1st Floor
	3'-3" Gym Floor
	7'-3" Stage
	11'-0" 2nd Floor
 →	Image Views Key



DELINDA STEWART ARCHITECTS, P.A.

81 North Green Street, P.O. Box 407
 Eupora, Mississippi 39744
 602.350.8435 & 602.350.8437 fax
info@delindastewartarchitects.com
www.delindastewartarchitects.com





View 1 - Front Stage Area from Lounge

BELOIDA STEWART ARCHITECTS, P.A.

61 North Gunn Street P.O. Box 867
 Tupelo, Mississippi 38744
 (662) 258.6455 & (662) 258.6452 fax
 bsa@beloidastewartarchitects.com
 www.beloidastewartarchitects.com



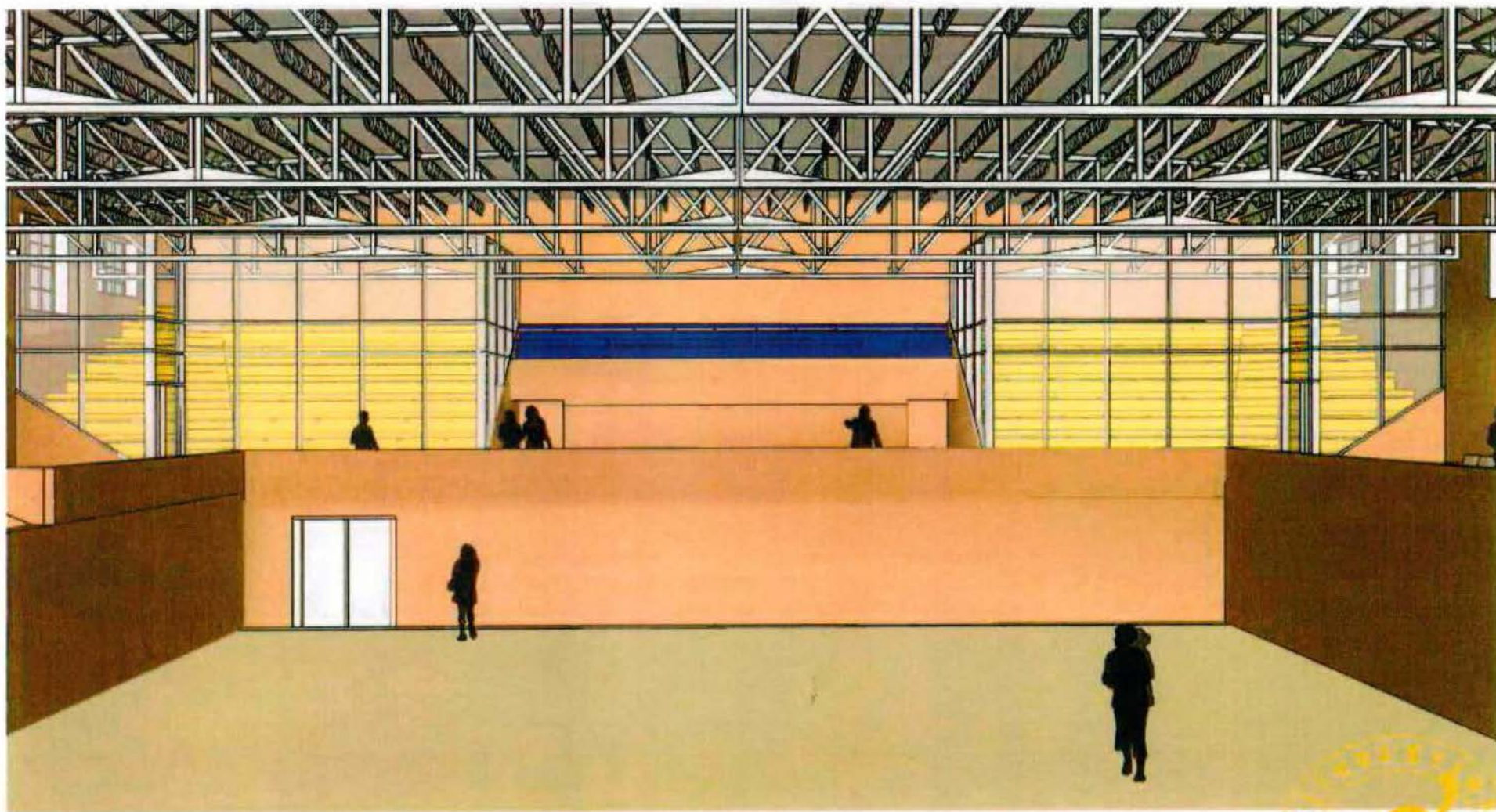


View 2 - New Classrooms and Lounge Area

STYLING: STEWART ARCHITECTS, PA

81 North Dumfries Street, 112, Box 807
 Elmhurst, Maryland 20754
 800.258.8400 & 410.258.8400 fax
<http://www.stewartarchitects.com>
www.stewartarchitects.com/Portfolio



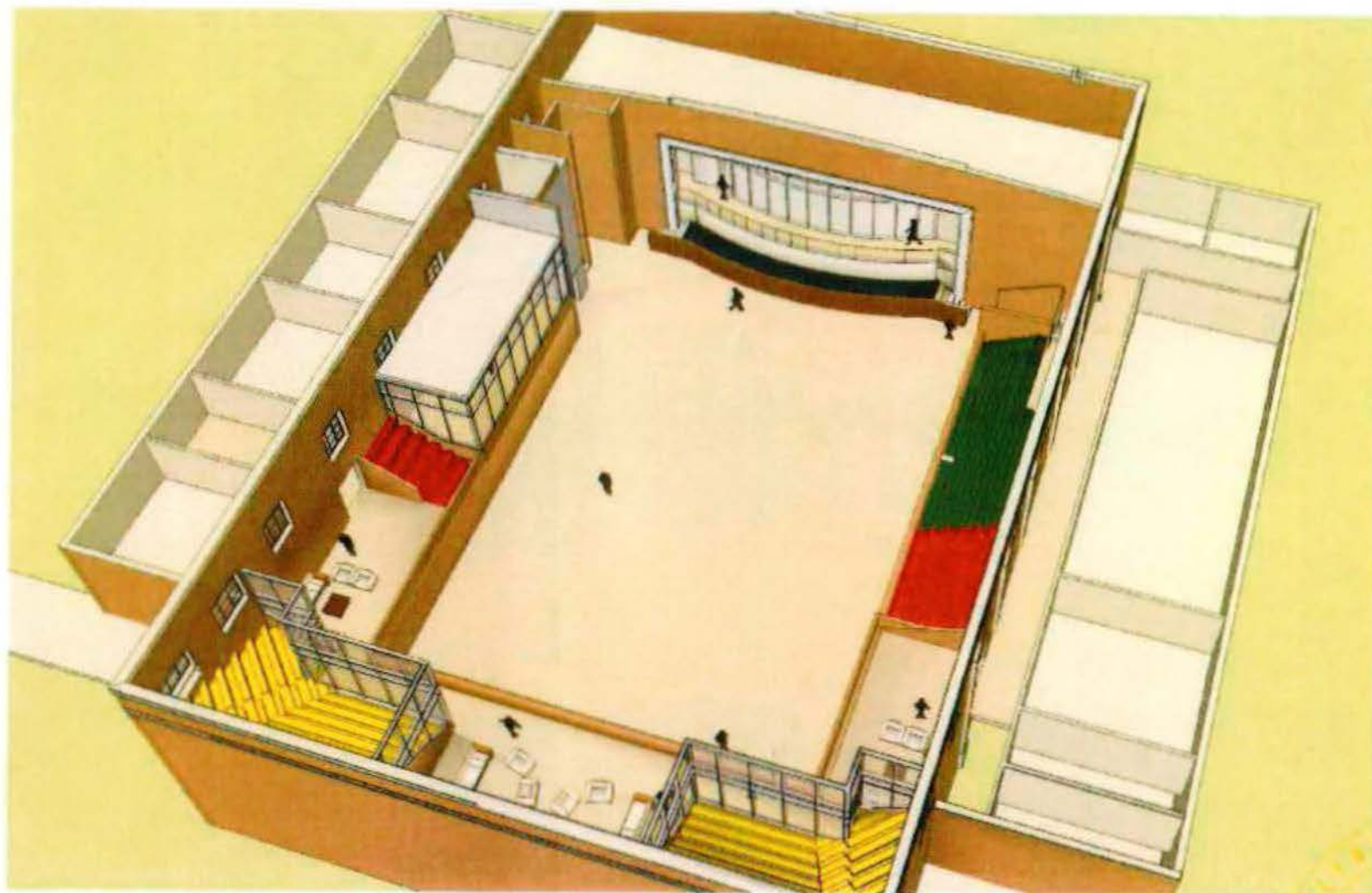


View 3 - Classrooms and Lounge from 2nd Floor Walkway

RELINDA STEWART ARCHITECTS, P.A.

61 North Dunes Street, P.O. Box 857
Essex, Massachusetts 01944
952-258-6400 & 952-258-6402 fax
rsta@relindastewartarchitects.com
www.relindestewartarchitects.com



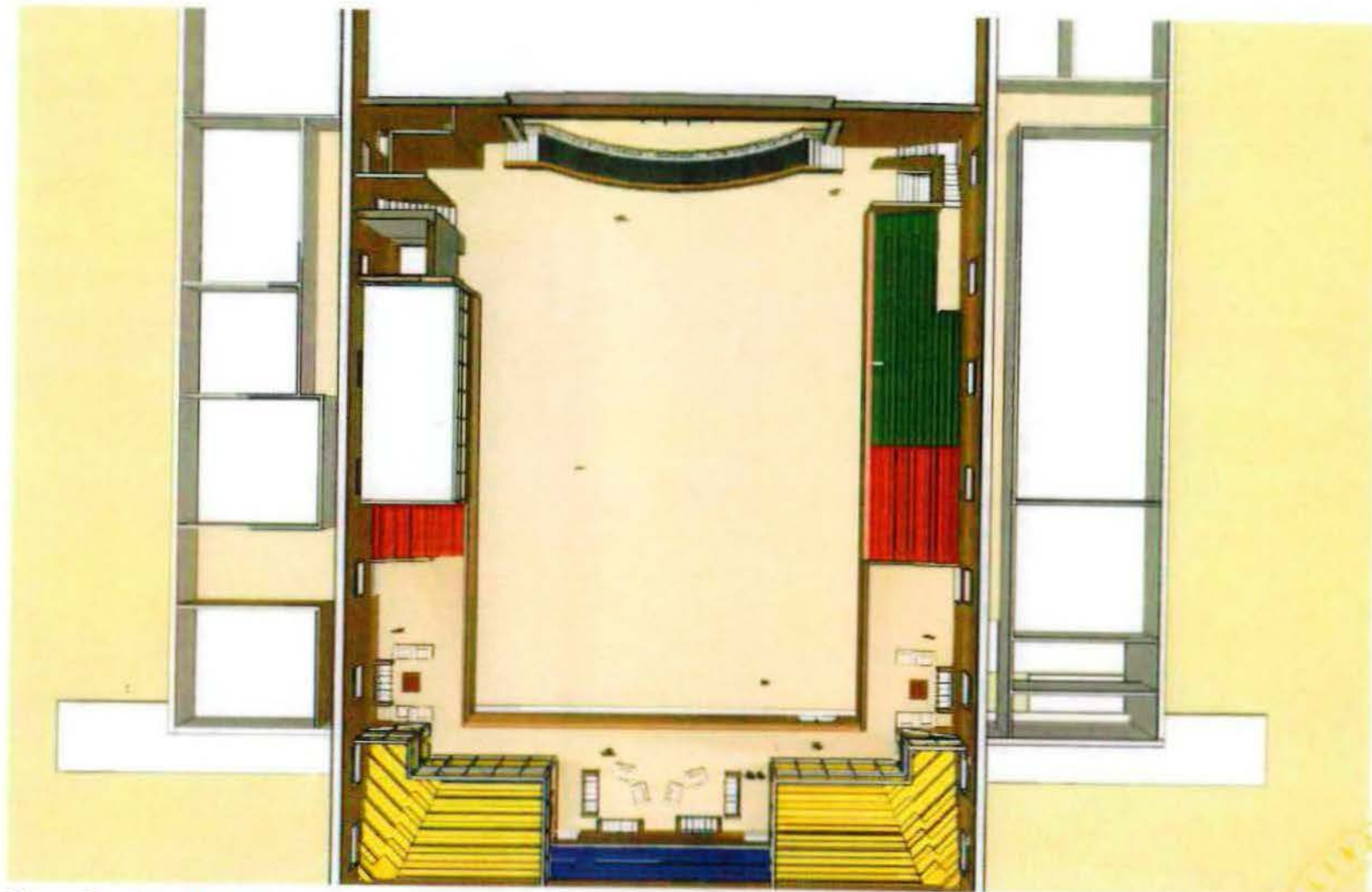


View 4 - Overhead

RESINDA STEWART ARCHITECTS, PA

81 North Church Street, PO Box 507
 Elgers, Arkansas 72724
 402.258.6400 & 402.258.6402 fax
ResindaStewartArchitects.com
www.resindastewartarchitects.com



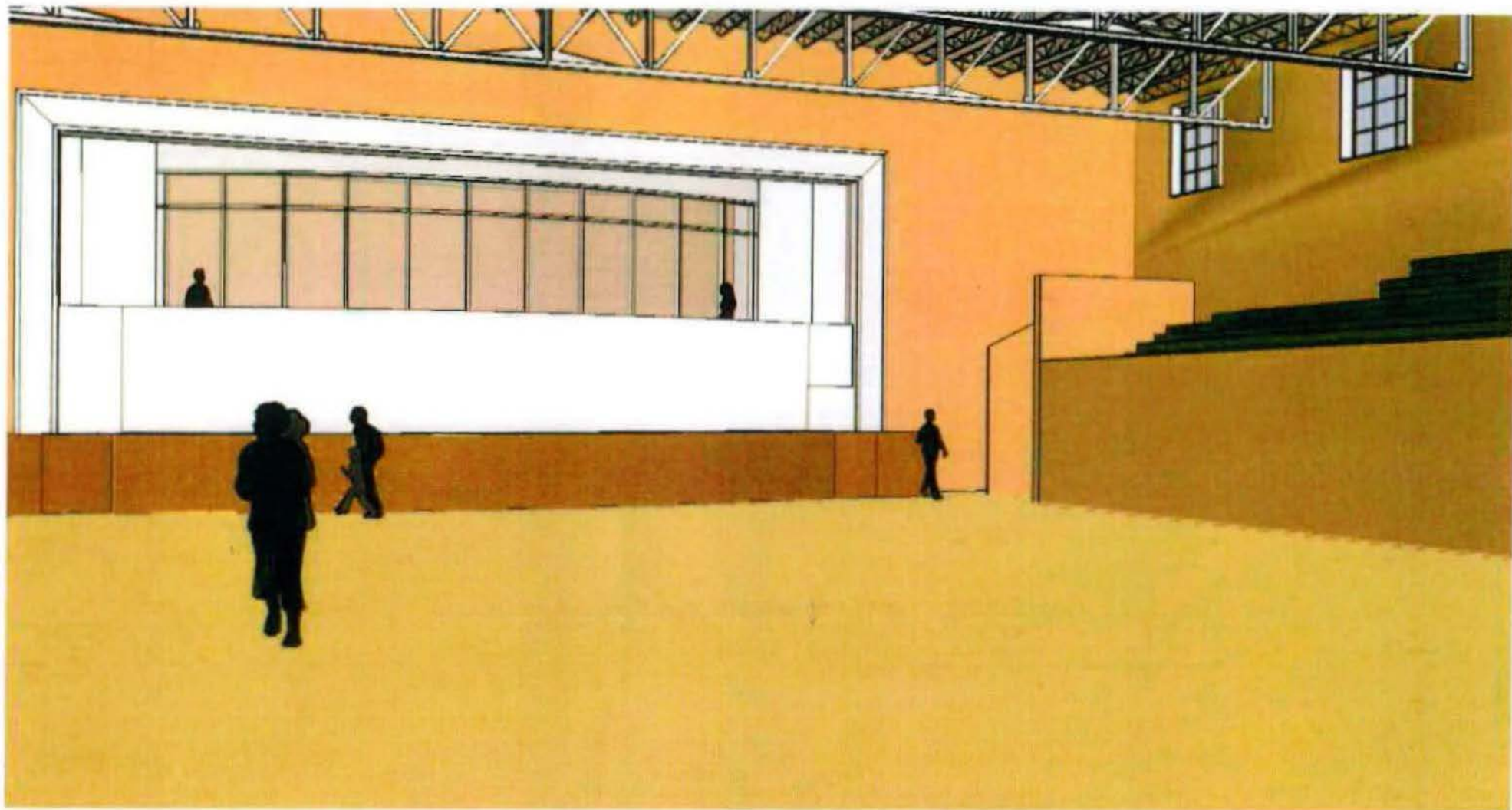


View 5 - Overhead

SELINDA STEWART ARCHITECTS, P.A.

81 North Davis Street, P.O. Box 867
 Esopus, New York 12104
 845.256.6400 & 845.256.6400 fax
info@selindastewartarchitects.com
www.selindastewartarchitects.com





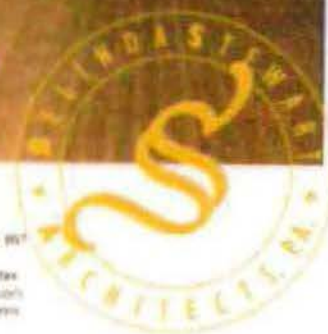




Fully Restored Gymnasium - Artist's Rendering

HELINDA STEWART ARCHITECTS, P.A.

61 North Duval Street, P.O. Box 967
 Eugene, Oregon 97444
 541.255.1411 & 541.255.1452 fax
info@hstewartarchitects.com
www.hstewartarchitects.com





Cost Estimate Summary

Phase I – Walk-Thru Infill Removal

Total Construction Cost (Construction + Contingency)	\$89,196.00
Professional Fees (CDs and Construction Admin.)	\$8,920.00
Testing & Expenses	\$400.00
Phase I Total	\$98,516.00

- College could self perform construction/work activities for this phase

Phase II – Structural Repairs/Building Envelope Restoration/Pre-Planning

Total Construction Cost (Construction + Contingency)	\$1,414,275.00
Professional Pre-Planning Services for Phases II, III & IV	\$335,812.00
Professional Fees (Construction Administration Phase II)	\$26,695.00
Testing & Expenses	\$13,760.00
Phase II Total	\$1,790,542.00

Phase III – Main Gymnasium Interior and Sullivan Center Work

Total Construction Cost (Construction + Contingency)	\$1,723,315.00
Professional Fees (Construction Administration Phase III)	\$32,528.00
Testing & Expenses	\$1,700.00
Phase III Total	\$1,757,543.00

Phase IV – New West Addition and Completion of Main Gymnasium And Sullivan Center Work

Total Construction Cost (Construction + Contingency)	
Main Gymnasium and Sullivan Center Renovation	\$1,232,154.00
West Addition	\$1,313,172.00
Total Construction Cost (Construction + Contingency)	\$2,792,858.00
Professional Fees (Construction Administration Phase III)	\$52,715.00
Testing & Expenses	\$2,200.00
Phase IV Total	\$2,847,773.00

PROJECT TOTAL \$6,494,374.00

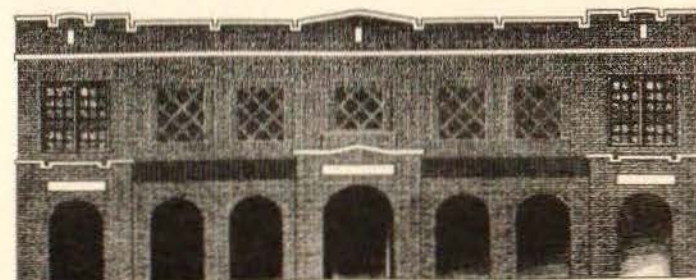
The estimated costs outlined above were prepared by Belinda Stewart Architects, P.A. and are based upon experience with recent similar projects. Construction costs can fluctuate significantly depending on the bidding market, full prices, material costs, and other specific conditions outside the control of the bidder. Further cost analysis will be completed with each phase of work.

VF-41

ECCE

*Ceremony Commemorating
the Naming of
The Founders Gymnasium*

*Saturday, October 10, 1998
9:30 a.m.*



In 1928 the Legislature of the State of Mississippi adopted the first basic laws for the organization and operation of Mississippi public junior colleges. East Central Junior College opened its doors to a freshman class of twenty students for the first regular session in September of 1928. The College occupied buildings that were a part of the Newton County Agricultural High School, which had been organized in 1914. The Agricultural High School, was located on property belonging to the Decatur Municipal School District, which had been created in 1912. The upper high school grades which comprised the Newton County Agricultural High School were a part of the College until 1958 when they joined the Decatur Attendance Center.

Originally the institution was supported by three counties - Newton, Neshoba and Scott. Later they were joined by Leake and Winston. The original members of the Board of Trustees at East Central Junior College were Mr. W. C. Mabry, Dr. Benjamin Franklin Hunter, Mr. L. Q. C. Williams, Mr. J. M. Rivers, Mr. M. J. Scarbrough, and Mr. R. A. Armstrong all of whom were appointed in 1928, the founding year of the College. All of these men played varying roles in the establishment of the "junior college" in Decatur. However, two individuals, Dr. B. F. Hunter, an original board member, and Mr. James M. Thames, who was appointed to the Board of Trustees in 1931, are recognized for having been the most instrumental people in the effort to establish the College in the town of Decatur.

Mr. W. C. Mabry once stated of Dr. Hunter, a prominent dentist in the town of Decatur, that, "He did more than any other person in carrying out the plans and work necessary for the completion of East Central Junior College located in Decatur." And, it was Dr. B. F. Hunter and Mr. James McDonald Thames, who served on the East Central Board of Trustees from 1931 through 1955, who co-signed the note for the funds to build the first gymnasium on the fledgling college's campus. Dr. Hunter donated the pine timbers that were used as the floor joists in the construction of the gym. These timbers came from land that Dr. Hunter owned and subsequently lost as the Great Depression took its toll on the economy of Newton County and, indeed, the nation.

It is this original gymnasium that still stands and is still being used on the campus of East Central Community College that the Board of Trustees of the College on October 14, 1997, officially named

The Founders Gymnasium

With special tribute to Dr. Benjamin Franklin "Frank" Hunter, Mr. James "Jim" M. Thames and the many others who were instrumental in the establishment of East Central Junior College.

Ceremony Commemorating the Naming of The Founders Gymnasium with Special tribute to Dr. Benjamin Franklin "Frank" Hunter Mr. James "Jim" McDonald Thames and the Many others Who Were Instrumental in the Establishment of East Central Junior College

Saturday, October 10, 1998

9:30 a.m.

P r o g r a m

Welcome	Dr. Eddie M. Smith, President
Invocation	Dr. Phil A. Sutphin, Dean of Instruction
Alma Mater	Mr. Ross Price, Vocal Instructor
	a c a p e l l a
Comments	Dr. Clyde Muse, President Hinds Community College ECJC Class of 1949 1991 Alumnus of the Year
Comments on Behalf of the Thames Family	Mr. Jack Thames
Comments on Behalf of the Hunter Family	Mr. B.F. Hunter, Jr.
Unveiling of the Commemorative Plaque	Members of the Thames and Hunter Families
Benediction	Dr. Bob Tom Johnson Owner, Johnson Educational Sales ECJC Class of 1963











